

## **Indicators of Urban Sprawl**

Contained in Chapter 163.3177, Florida Statutes

Analysis of indicators, identified in the Florida Statutes, to determine urban sprawl for the Jewel Ridge project evaluated below:

1. Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

*Response: The proposed project provides for a mixture of lot widths and housing types to encourage varied housing models. The proposed project density is 3.96 units per acre, whereas adjoining County properties are Agriculture/Rural Residential, which allows for a base density of 1 unit per 5 acres.*

2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

*Response: The proposed project is adjacent to an existing residential subdivision to the west of the site. It is also adjacent to a recently approved residential subdivision on the northern and eastern boundaries.*

3. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

*Response: The proposed project is next to existing urban development, and is not in a radial, strip, isolated, or ribbon development pattern.*

4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

*Response: The project site does not contain any known natural resources as listed above, however, the project does preserve existing trees in the design. The project also provides a large neighborhood park and retention pond to maintain open space for the subdivision.*



5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

*Response: The site contains vacant cropland that, to the best of our knowledge, has not been used for agricultural purposes in over 10 years. However, the close proximity of the site to existing urban development to the west, and proposed development to the north and east, demonstrates that the site is appropriate for new urban development.*

6. Fails to maximize use of existing public facilities and services.

*Response: This project will maximize the use of existing public facilities and services, due to its location next to existing urban development that utilizes city water and sewer service.*

7. Fails to maximize use of future public facilities and services.

*Response: This project has the potential to maximize the use of future public services by connecting to the City's reclaimed water system.*

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

*Response: The proposed project is not in a land use pattern that disproportionately increases the cost of public services, due to its location next to existing urban development. The close proximity to existing development and proposed development demonstrates that the project is appropriately timed.*

9. Fails to provide a clear separation between rural and urban uses.

*Response: This project, which will have a proposed density of 3.96 units per acre, provides a clear separation between the urban uses in the City and the adjacent rural uses. The adjacent property located in unincorporated Polk County has a land use designation of Agriculture/Rural Residential (A/RR), with a base density of one unit*



*per 5 acres. Higher density (up to 3 units per acre) is allowed, but requires public water service.*

**10.** Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

*Response: This development is between existing urban development and proposed development, has been in the corporate city limits with zoning and land use designations, and therefore could be considered infill.*

**11.** Fails to encourage a functional mix of uses.

*Response: The project encourages a mix of lot widths to provide a mixture of housing types to provide a mixed-income development. These residents will provide business to the existing commercial uses half a mile north of the project site.*

**12.** Results in poor accessibility among linked or related land uses.

*Response: The project provides walkability and bike-ability within the site design to provide connectivity for its residents, and for future residents in this area, to have accessibility to existing commercial uses north of the project.*

**13.** Results in the loss of significant amounts of functional open space.

*Response: Although the site contains agricultural uses, it is not considered to be functional open space because the site is not available for public use. The project proposes open space in excess of what is required to provide functional open space for the residents.*